

MANSFIELD CITIZEN

MANSFIELD
TEXAS

www.mansfield-tx.gov
Charter Cable Channel 27

QUARTERLY NEWS AND INFORMATION FOR THE CITIZENS OF MANSFIELD

FALL 2012

Vol. 11, No. 3



INSIDE

Dear Mansfield	2
News	3
Public Works	4
Road Report	8
Economic Development	9-10
City Council	11
Calendar	12



Burger Bonanza
In-N-Out one of many
new restaurants opening
Page 3



Fall Fun
It's a busy time of year in Mansfield
and here's the schedule.
Page 5-7

“Moving Forward” the theme for 2013 city budget

The last several years have offered their challenges for the city as we navigated the impact of the national economic downturn. We made difficult decisions in an effort to maintain city services and programs with no tax increase to our residents.

The FY2013 proposed budget continues the trend of providing a balanced budget with no tax increase while maintaining city service and programs. But thanks to the success of our economic development program and the resulting growth over the past year, we're able to address needs in the area of public safety, capital expenditures, library services and technology improvements.

The general fund budget management and staff presented to council is approximately \$38.4 million, about \$2 million more than FY12. The total proposed budget for FY13 including all funds and activities is \$134.9 million.

In terms of personnel, this budget adds personnel to the police and fire departments including patrol officers and firefighter/paramedics. This plan represents an aggressive move to address public safety needs and restore



excellence to these departments.

In capital expenditures the FY13 budget proposes to fund the replacement of 11 police response units and replace a brush truck in the fire department.

We are also proposing to add to library

services with the funding of materials that will enable the city to maintain the state certification for the Mansfield Public Library and we will continue to build roads and infrastructure.

These represent significant changes and service improvements, thanks to good business decisions and planning. As we have planned for growth we also made contingency plans for the slowing of growth. Those efforts have proved prudent in the light of the current economic downturn.

But even as the economy slowed, our economic development efforts continued. We promoted our city – its solid infrastructure, excellent quality of life, strong education system and growing medical corridor with the help of Methodist Mansfield Medical Center. And it paid off. New retail, commercial and industrial development brought additional revenue to the city.

Other economic drivers such as Big League Dreams and Hawaiian Falls saw significant improvement in attendance and revenue, thanks in part to capital investments for artificial turf at BLD and new attractions at the water park. The city's commitment to growing our tourism industry also played a role in the growth of this sector of our local economy.

Unlike budgets of the last couple of years, the FY13 budget proposes new and unfrozen positions, capital expenditures and increases in some service programs. However our city staff continues to be innovative and creative to keep costs low and, in some cases, do more with less money, all while providing quality city services for our residents.

We remain considerate of our residents and their tax dollars in maintaining the current rate of property tax and service fees. Yet we also realize the need to provide funding to maintain existing service levels. We believe this budget accomplishes those goals.

We also remain committed to excellence for this community and will continue to provide Mansfield residents the highest quality city service for the best value as our budget theme “Moving Forward” depicts.

Clayton Chandler, City Manager



City Council

David Cook
Mayor

Brent Newsom
Place 2

Stephen Lindsey
Place 3

Darryl Haynes
Place 4

Cory Hoffman
Place 5

Wendy Burgess
Place 6

Larry Broseh
Place 7
Mayor Pro Tem

City Management

Clayton Chandler
City Manager

Chris Burkett
Assistant City Manager

Communications & Marketing Department

Belinda Willis
Director

Rick Sales
Graphic Designer

Laurie Fox
Writer

The Mansfield Citizen is published quarterly by the City of Mansfield Communications & Marketing Department, 1200 E. Broad St., Mansfield, Texas 76063.

For questions or comments, call 817-276-4202, or email belinda.willis@mansfield-tx.gov.

Money Magazine

City makes “Best Places to Live” list for third time

For the third time since 2007, Mansfield has been named to the Money Magazine list of “Best Places to Live in America” list, ranking 28th out of 100 cities named.

The magazine cited the city’s job growth, strategic location, strong schools and its emerging tourism industry. Previously the city was named to the list in 2007 (No. 83) and 2009 (No. 24).

Mansfield was one of only five Texas cities named this year to the prestigious list. The magazine said this year’s list included smaller cities, populations 50,000 to 300,000 that “were great places for families to live,” sifting through data to find “cities with a combination of great schools, affordable homes, lots of jobs and lots to do.”

The magazine focused attention on the city’s job growth, citing 113 percent growth in jobs from 2000 to 2011, significantly higher than the 25 percent growth averaged by most cities on the Best Places list. The CNNMoney Best Places website offered this narrative on Mansfield:

“One of the fastest-growing cities in the nation, Mansfield boasts an increasing number of jobs, a prime location about half an hour from Dallas/Fort Worth, affordable homes, and strong schools. Meanwhile, its city-owned water park and Big League Dreams baseball complex

are drawing in tourist dollars. New schools are being built (Mansfield’s sixth high school will open this August). City spokespeople say they aim to preserve a small-town feel, but that might be hard: 50% of the land in Mansfield is still underdeveloped so more growth is on the horizon.”

City leaders expressed excitement at the announcement and pointed to the work over the years of elected officials, community volunteers and city staff in making Mansfield a desirable community in which to live.

“It’s exciting to know that Money Magazine, and now the rest of the country, realize what a great place Mansfield is to raise a family and enjoy life,” said Mayor David Cook, who grew up in Mansfield. “It is good to know that our desire to create a successful and highly livable community is coming true.”

Said City Manager Clayton Chandler, “This recognition is the result of hard work and vision by our city council members, many dedicated board members and community volunteers and city staff who strive to provide the highest quality of life possible for Mansfield.”

Chandler also said tremendous growth, high quality of life and economic development activity has drawn national attention to Mansfield, and



cited the Money Magazine’s list as a coup that positively impacts economic development activity in the future.

The “Best Places to Live” list is developed each year following extensive research of thousands of cities and towns across the nation. Analyzing economic and quality of life indicators such as average home price, average household income and education performance, the list is narrowed to the Top 100 communities. For more complete information, visit the CNN/Money website at <http://money.cnn.com>.

Retail activity continues to bring new restaurant names to Mansfield

This year’s growth in retail and commercial development continues into the fall with one of the country’s biggest names opening its doors in Mansfield.

The most anticipated opening is In-N-Out Burger, which is expected to open later this fall on



property it purchased along the US 287 frontage road near Panda Express. The California-based chain, which has an almost cult-like following among burger enthusiasts, expanded for the first time west of Arizona last year with locations in Texas and now has 10 restaurants in the DFW area.

The opening of an In-N-Out Burger brings long lines of customers waiting to order the company’s famous “Double-Double,” a burger with double meat and cheese.

“They have certainly made a big splash with their expansion into Texas and we are pleased they have included Mansfield in their plans,” said Economic Development Director Scott Welmaker.

Joining In-N-Out with new locations in Mansfield are Fuzzy’s Taco Shop — with its eclectic Baja-style menu — and Texas barbecue staple,

Dickey’s. Fuzzy’s will open in the new mixed-use development “The L” currently under construction on Debbie Lane near Lifetime Fitness. Dickey’s is opening a location in the strip center at East Broad Street and Holland Road.

Welmaker said Mansfield is gaining a reputation as a good location for restaurants and dining establishments.

“Restaurants do well in Mansfield and I’m sure these will be no exception,” he said. “This is a community that enjoys dining out. Other new restaurants opening in the next several months include a new Starbucks/Schlotsky’s combined location at Broad Street Commons next to Taco Casa, and Qdoba Mexican Grill, which will open soon at a new development in the Kroger Shopping Center at Debbie Lane and Matlock Road.

End in sight for delayed US 287 expansion project as enhancements take shape

Most of the remaining work on the US 287 expansion project is cosmetic and city staff says they hope to have the final work completed by October, almost one year after it was expected to be completed.

"It has been a slow process, unfortunately," said David Boski, traffic engineer with the city's public works department. "Some of the delays were related to weather and changes in the design, but most of the delays since the April deadline were due to the contractor moving crews to work on other projects."

Officials with the Texas Department of Transportation (TxDOT) are working closely with the contractor, Irving-based Lone Star Civil, to ensure completion of the project. The contractor is being



Boski said landscaping around the project is being saved for last when temperatures are lower.

The \$13 million overhaul – which for the first time includes federal transportation funding for a specific Mansfield road project as well as state, county and local dollars – completed the frontage roads between Broad Street and Walnut Creek Drive and added U-turn bridges on both sides at Walnut Creek and the north side at East Broad Street. The U-turn bridges are expected to reduce congestion by lowering the number of cars moving through the intersections.

"It has been difficult for drivers to deal with the road and lane closures and rerouting of traffic," Boski said. "But the benefit, we believe, outweighs the months of inconvenience. Already the frontage roads and turnarounds are improving traffic in the intersections. It's a major improvement."

penalized for each day the project is delayed.

The turnaround on the north side of the Walnut Creek Drive bridge has been open for several months, and the East Broad Street bridge turnaround opened in late summer. Work continues on the turnaround on the south side of the Walnut Creek Drive bridge, as well as the northbound frontage road and intersection at Walnut Creek Drive.

In addition, work on the aesthetic features on the project including lighting, fences and gateway monuments is continuing.



More of everything at this year's Historic Mansfield Music & Arts Festival

The evolution of the sixth annual Historic Mansfield Music & Arts Festival continues October 8-14 with more music, arts and even a festival within a festival.

In 2011, event organizer Discover Historic Mansfield, Inc. added artists to the Music & Arts festival. This year, the festival has even opened its arms to last year's successful "Mansfield's Wurst Hometown Festival." The German-themed "Wurst Fest" will now take the center stage on Friday night with German-themed music, food and events.

And as if those additions weren't enough, the festival is expanding its music lineup this year to include live music performances during the weekday at small venues before launching the

Discover Historic Mansfield. "There are more opportunities for entertainment for the entire community, for families and for people who enjoy live music."

Wong said the weekday performances will feature solo, duo or trio artists. "They will be in one location, on one evening for a smaller audience. It will be an intimate setting and give people a chance to experience something different."

The big events kick off Friday night with Wurst Fest from 5-10 p.m.

and then two stages of music and other activities on Main Street Saturday and Sunday. Other activities include a chili cookoff on Saturday, a 1K and 5K fun run Saturday morning, Segway rides, car show, children and family activities all three



days and artists booths set up along Oak Street.

Among the bands performing: Ennis Czech Boys, 6 p.m. Friday; Memphis Soul, 8 p.m. Friday; Jim Suhler & Monkey Beat, 6 p.m. Saturday; Band of Heathens, 9 p.m. Saturday; Ginger Leigh, 2 p.m. Sunday; Josh Weathers Band, 4:30 p.m. Sunday. Wong said

big musical acts on Friday, Saturday and Sunday on Main Street.

"I think this year the festival will really feel like more of a community celebration," said Felix Wong, a board member of event organizer



more bands will be announced later.

Admission is free, however there is a cost for food and beverages. No coolers allowed. Limited parking is available in the Historic Downtown area, and a free shuttle will run from Mansfield Legacy High School.

For more information, visit the website at www.HistoricMansfield.net/music_festival.

When the leaves turn with the calendar pages, Mansfield comes alive. It's one of the busiest times in the community with dozens of festivals, classes, special events and other activities for families and visitors. Here's a rundown of all there is to do...

Household Hazardous Waste Collection

Keep Mansfield Beautiful and the City of Mansfield will host the another HHW Collection event at City Hall at a later date. Please enter the collection area from Wisteria Street. Proof of Mansfield residency is required; households only-no businesses.

Goodwill Industries will be on site to collect used computer and electronic equipment. The Environmental Service Department will also be collecting used cooking oil at no cost to residents. Keep Mansfield Beautiful will be on hand to collect plastic bags, including dry cleaning bags, newspaper bags, bread bags, food storage bags, plastic product wrap and bubble wrap.

Library Story Time

It's a new season for Story Time at the Mansfield Public Library, 104 S. Wisteria St.

Story Time for Tots (infants to age 3) is 10:30 a.m. Tuesdays starting Sept. 11 in the library community room. Listeners Story Time (ages 3-6) is 10:30 a.m. each Wednesday, beginning Sept. 12. For more information, contact the library at 817-473-4391 or visit the city website at www.mansfield-tx.gov.

Co-ed Volleyball League

Would you like to hang out with coworkers after hours while also getting a workout? The MAC is bringing back its Co-ed Volleyball League this fall for everyone age 16 and up. League play offers fun and recreation for Mansfield residents as well as players from surrounding areas. For more information, contact the MAC at 817-453-5420.

Irrigation Control Class

Mansfield Water Utilities will host an Irrigation Controller class from 6-8 p.m. Thursday, Sept. 20, at the Bud Ervin Water Treatment Plant, 707 Pleasant Ridge Court. Residents will learn how to program their irrigation system to operate efficiently to save water and money. This class is free of charge and for Mansfield residents only. Door prizes are available. Space is limited to 30 residents. Registration is available by emailing water@mansfield-tx.gov or calling Arianne Shipley at 817-477-2248.



Aptalis Cystic Fibrosis Cycle for Life

Hundreds of men and women will come together Saturday, Sept. 22 at Walnut Creek Country Club to get their wheels in motion to cure cystic fibrosis at the 2nd Annual CF Cycle For Life®.

The bike tour is a fully-supported 41 or 52 mile ride with stocked rest stops every 10-12 miles, support and gear (SAG) vehicles, on-site medical services and more. Event check-in begins at 8 a.m.; rides begin

at 9 a.m. followed by a post event celebration with food, awards and live entertainment.

To register online go to www.cff.org/GetInvolved/CycleForLife/ or call the Tarrant County chapter at 817-249-7744.

Bike Safety Day

Learn about bike safety at the Youth Bike Safety event 10 a.m. to 2 p.m. Saturday, Sept. 29, at Mansfield City Hall, 1200 E. Broad St. The program is hosted by the Mansfield Police Department Bike Unit, Mansfield City Marshals and Mansfield Municipal Court.

The first 100 children will receive bike registration, and a bike helmet. The event is free and open to the public. Hot dogs and drinks will be provided. For more information, contact 817-276-4704.

Texas SmartScape Classes

These environmental education classes focus on water conservation and the benefits of using native landscaping plants, grasses and trees and fewer pesticides and fertilizers. Classes are 7-9 p.m. Thursdays in October at the MAC. Residents must register through the MAC at 817-453-5420.



National Night Out

The 29th annual National Night Out against crime heads to the cooler weather of fall on Tuesday, Oct. 2. Block parties will be held all across the city from 6 to 9 p.m.

Mansfield Police are encouraging small block parties followed by gatherings in neighborhood parks or pool areas. Block party captains and organizers should contact Community Resource Officer Brandi Howard to register their parties and submit requests for visits from police and fire personnel. Email the party coordinator/captain name, address, phone, email, party location and specific party plans. Officer Howard may be reached at brandi.howard@mansfield-tx.gov.

Block party organizers are being asked to continue last year's theme of "Mansfield Watch Your Car" to educate residents on auto burglary and theft.



Creekside Cleanup and Cookout

The 7th Annual Creekside Cleanup and Cookout is 9 a.m. to noon Saturday, Oct. 6, at James McKnight Park East, located on the US 287 frontage road just north of East Broad Street. This year's clean up area is McKnight Park



and areas along Walnut Creek.

Registration and the cookout will be held at the site. Trash bags, gloves, sun block, bug spray and drinks will be provided. A hot dog cookout will be held after the cleanup. For more information or to register, contact Arianne Shipley 817-477-2248.

Fire Open House

The Mansfield Fire Department will host its annual Open House from 10 a.m. to 2 p.m. Saturday, Oct. 6, at Fire Station No. 3, 3100 E. Broad St.

Fire department personnel will offer tours of the station and equipment and showcase fire rescue skills in live demonstrations. The fire clowns will also be on hand. The event is free and open to the public. Hot dogs and drinks will be served.



Senior Health & Wellness Expo

The Mansfield Senior Lifestyles program will host its annual Health & Wellness Expo from 9-11 a.m. Friday, Oct. 12, at the MAC, 106 S. Wisteria.

There will be health screenings, exhibitor booths, class demonstrations and door prizes for participants. Flu shots will be available. The event is free and open to the public. For more information, contact the Senior Lifestyles Program at 817-453-5420.

Fall Beautification

The annual Fall Beautification Day is 7 a.m. - noon Saturday, Oct. 13. The event is hosted by the Women's Division of the Mansfield Area Chamber of Commerce, the City of Mansfield and the Keep Mansfield Beautiful Commission.



Collection area is at Second Avenue and Burl Ray Road. Brush, limbs, scrap metal and bulky items will be accepted. Participation is for

Mansfield residents only and proof of residency is required. No roofing materials or hazardous waste accepted. Households only — no contractors.

Mansfield Writes

Calling all budding writers. Best selling authors will offer tips and advice on writing and publishing at the annual Mansfield Writes! event, sponsored by the Friends of the Mansfield Public Library.

The workshop is set for 7-9 p.m. Friday, Oct. 19 at the Library,

104 S. Wisteria. Participants may register by emailing friends@friendsofmansfieldlibrary.org .

Among the authors and topics featured this year: mystery author Melissa Bourbon and publisher marketing director Misa Ramirez, "Inside the New Publishing Model;" sports writer Mac Engel; Mansfield writer Diane Kelly, author of the Death & Taxes mystery series - "The Good, the Bad, and the Ugly: What it's really Like to be a Published Novelist;" newspaper columnist Judy Lee, "Life - It Just Happens;" how real life events inspire columnists; Liz Lipperman, author of the "Clueless Cook," cozy mystery series - "Romance in Mysteries;" award-winning sports/true crime writer Carlton Stowers, "Where Dreams Die Hard - A Peek at a Quieter Segment of Society;" and Wendy Lyn Watson, author of the Mysteries a la Mode series - "Writing Killer Characters - Making Secondary Characters Pull Their Weight."

Night at the Movies at Town Park Oct. 20

Save the date for movie night at the Town Park Amphitheater, 500 N. Main St., hosted by the Mansfield Parks & Recreation Department and sponsored by Mansfield Methodist Medical Center. Movie title to be announced at a later date. For more information, contact the MAC at 817-453-5420.



MAC Halloween Carnival

Here is a great alternative to going door-to-door. Bring the family and meet your friends at the MAC from 6-8 p.m. Friday, Oct. 26 for a night of games, snacks, costume contests and of course Halloween candy. Parents are free but must attend with children. Cost is \$5 per child, \$7 the day of the event.

This year's carnival style party will be geared toward children ages 2-6 years old, but all ages are welcome. We will give your little goblins a frightening good time! No MAC Card required. Online registration available, however if you are registering a child under the age of 2 you must call or come in person to register.

Fall Festival



Mansfield's Halloween festivities kick off Saturday, Oct. 27, at the Mansfield Police Department's annual Fall Festival celebration at Vernon Newsom Stadium, 3700 E. Broad St.

The event that offers local children an alternative to trick or treating will be held from 5 to 9 p.m. Among the activities are carnival booths, bounce houses, a petting zoo, a hayride and lots of candy and prizes. Fall Festival is free and open to the public.

If you're a local business and would like to sponsor a booth, contact Officer Brandi Howard, community resource officer, at 817-276-4757.

President's Column

Funding infrastructure important in economic development efforts



US Highway 287 in Mansfield plays a significant role in the city's development, not just as a major traffic artery but as a catalyst for economic development.

In 1999, the

Mansfield Economic Development Corporation joined with the city and Tarrant County for construction of both US 287 frontage roads between Debbie Lane and Walnut Creek Drive, believing that the frontage roads would open up thousands of acres of raw land to development.

We were right. Today, we enjoy the millions of dollars in property tax and sales tax revenue from Target, Home Depot, Lowe's, Chili's, Pier 1 Imports, Half-Price Books, Cotton Patch and dozens of other retailers, restaurants and service businesses who have set up shop and continue to build along 287.

Infrastructure improvements have made a big contribution to our economic development efforts. In fact, in the last 15 years, the MEDC has funded more than \$4.7 million in road projects, most in the city's industrial parks, although some funding went to participating in the construction of service roads and other roadways. And other funds have been expended on new water and sewer lines.

The incentives offered by the MEDC have paved the way for growth in our local economy, whether opening up land for development by building roads (287 frontage roads, Heritage Parkway) or assisting new industries with water and sewer construction. MEDC funding has rebuilt streets in the Mansfield Industrial Park. The extension of Heritage Parkway to Matlock Road and Highway 360, opening up thousands of acres in southeast Mansfield for development, is moving forward thanks in part to MEDC, who is providing a portion of the \$9 million needed to build the road.

The MEDC was created to encourage economic development and job growth through promoting Mansfield to business and industry. One method of drawing business and industry is through the use of incentives. And in Mansfield we have wisely chosen to use incentives for infrastructure improvements, including road, water and sewer construction. It's a decision that has paid off.

Additional funding approved for industrial park road work

The Mansfield City Council and the Mansfield Economic Development Corporation have approved funding for additional road improvements in the Mansfield Industrial Park.

More than \$675,000 in economic development funds has been earmarked for improvements to Trinity Drive, Easy Drive and 5th Avenue. Construction is expected to begin this fall.

Previously Antler Drive, 4th Avenue and Burl Ray Drive were reconstructed as part of a plan by the MEDC to improve roads in the city's industrial parks. The MEDC voted and set aside funds in 2004 for the various projects.



A project matrix of the road condition, number of businesses affected and city participation for water and sewer was created to determine the order of road repairs.

"Our goal is to not only improve these roadways for the businesses currently operating in the Mansfield Industrial Park but to encourage new industry and additional development in the industrial park," said Richard Nevins, assistant director of economic development. It shows a commitment on the part of the city to retain the strong business community we have here in the city."

Tradeshows showcase Mansfield to developers

Recently the city's economic development staff attended two tradeshows to further the goal of attracting business and industry to the city.

The first was the 4th annual National Interface Medical Office tradeshow held Aug. 22 in Dallas. The event brings together developers and real estate experts who target the medical office and healthcare industry.

"The growth of our medical district has made this an important trade show for us to attend and showcase our community," said Richard Nevins, assistant director of economic development. "We want Mansfield to be front and center."

The second tradeshow was the 2012 Commercial Real Estate Expo in Dallas, hosted by NTCAR (North Texas Commercial Association of Realtors and Real Estate Professionals) in Dallas. This expo brought more than 2,000 attendees with approximately 100 booths. The MEDC is an exhibitor at this event each year and continues to see excellent contacts and leads from its participation.

The Mansfield Economic Development Corporation's mission is to attract desirable industries and commercial developments to the City of Mansfield and to retain and assist in the expansion of existing industries. Nevins said tradeshows play an important role in accomplishing that mission.

"One way we achieve our mission to attract desirable industries and commercial developments to Mansfield is to attend tradeshows," Nevins said. "We need to go where the companies are and where the brokers and real estate agents are looking for opportunities. Keeping Mansfield in front of these decision makers is a full time job and one that is crucial to continuing the growth of the industrial, retail and business sector of the city."

Industry Profile

Mansfield company reaches new heights with utility pole construction

Just look skyward and you're likely to see an example of the wide-reaching work of Mansfield's Valmont Newmark utility plant.

The company designs and manufactures steel, concrete and hybrid poles, towers and structures for lighting and traffic, wireless communication and utility markets.

Valmont Industries, which started in and serves as an industry leader in mechanized irrigation equipment, also provides protective coating services.

John Wawrzeniak, the Mansfield utility plant's general manager, said



the structures produced in Mansfield are critical to the utility market.

"We want to keep the transmission lines going so everyone has the power and accessibility that they need," he said. "We're a solutions provider."

He said that as the nation's aging infrastructure market has waned it faced sweeping upgrades and the need to deliver utilities more efficiently.

"Our demands are expanding but our resources are getting smaller," Wawrzeniak said.

The Mansfield plant has been instrumental in helping support several of the state's Competitive Renewable Energy Zone, or CREZ, projects with transmission structures that are used to connect the wind generation in

West Texas to the major metropolitan areas within the state.

Wawrzeniak said the need to interconnect that grid and to replace some of the existing aging infrastructure brought a unique opportunity for the Mansfield facility, including the continuing need for more qualified employees.

"Our ability to help transform our industry is very gratifying," he said. "The transformation of the utility market over the years has just been outstanding. We see a vibrant future with a lot of expansion opportunities for what we do."

He said the company continues to work to bring more safety and innovation to the industry, making poles lighter and more efficient.

Wawrzeniak said locating in Mansfield has been important to providing



Valmont Newmark a qualified work force and has allowed the company

to draw not only in Dallas and Fort Worth but from the southern Tarrant County corridor as well.

"Mansfield has been a very strategic people location for us," he said. "There's skilled labor and the town is a great place to live." Pat Jamison with the city's economic development department, said having businesses in Mansfield who are industry leaders is important for the city's business retention efforts.

Wawrzeniak said the company continues to expand and reconfigure its facility, located along Sentry Drive near South Main, although it is currently landlocked.

"We are growing in Mansfield and investing capital and expanding," he said. "It's a great environment."



This Quarterly Road Report includes current street projects underway by the City of Mansfield Public Works Department and TxDOT. For additional information, call Steve Freeman at (817) 276-4234 or Bart VanAmburgh at (817) 276-4233.

Street Bond Program (construction)

Callender Road (US 287 to Turner Warnell Road)

This project includes widening Callender to a four-lane, undivided roadway with extra width to accommodate a bike route. It also includes installation of a storm drainage system and water and sewer improvements. The traffic control plan requires one-way traffic southbound to provide room for construction. Paving is under way on the southbound lanes and sidewalks. Project is expected to be completed in October.

Debbie Lane median (US 287 to FM 157)

This project involves installing a raised median to control turning in this section of Debbie Lane to improve safety. It also includes reconfiguration of lanes at the intersection with FM 157. Construction is underway and is expected to be completed by October.

Street Bond Program (design)

East Broad Street (Holland to Day Miar)

This project includes reconstruction of East Broad Street to a four-lane, divided section and intersection improvements at Day Miar Road. Final plans are prepared and right-of-way acquisition is nearing completion. Utilities are currently being relocated. The project should go out for bid by the end of summer/early fall with construction beginning in late fall.

West Broad Street, Phase 2 (Cotton Street to Retta Road)

This project is a four-lane, divided extension to Phase 1. Final plans are prepared. Right-of-way acquisition is complete and utility relocations are under way. Bids for construction were received July 19 and a contract awarded by City Council Aug. 13. Construction is expected to begin this fall.

South Holland Road (Sports Complex to Britton)

This project is in the 2004 bond program for design only; no construction funding is available at this time. Preliminary design will be completed for the entire project, but construction plans will be limited to the northern phase, from the Sports Complex to Waterford Glen Drive. Surveying is complete and preliminary design is under way.

Matlock Road @ Debbie Lane and Mansfield Webb Road Intersection Improvements

This project will provide for dual left turn lanes on all four approaches at the Debbie Lane/Matlock Road intersection and a right turn lane from northbound

Matlock onto eastbound Mansfield Webb Road. Preliminary design has been reviewed and final plans are being prepared. Some relocation of utilities is required. Construction could begin in early winter.

East Debbie Lane (Matlock Road to City Limits)

The scope of this project is to provide construction plans to widen Debbie Lane to a four-lane, divided concrete thoroughfare with curb and gutter. It includes survey and design only. Construction funds have not been approved. Preliminary plans are being prepared.

Miscellaneous Turn Lanes on Debbie Lane and Matlock Road

The engineering staff is providing in-house design for five left turn lanes on Matlock Road and Debbie Lane to reduce congestion and enhance safety. Final plans and documents are being prepared for a fall bid date.

Grand Meadow Boulevard (Holland Road to Day Miar Road)

Grand Meadow will be a four-lane, undivided concrete collector street from Holland Road at the Sports Complex entry east to Day Miar Road along the south side of Mary Lillard Intermediate School. Contracts for surveying and design were approved by City Council at the June 25 meeting and preliminary design is underway. Construction is expected to begin in spring 2013.

Live Oak Street (Dayton Road to Dallas Street)

This project includes utility replacement and street reconstruction. Preliminary plans have been reviewed by city staff and final plans are being prepared.

Miscellaneous Projects

Kimball Street (3rd Street to Dawson Street)

This is the 2009 CDBG (Community Development Block Grant) reconstruction project. Project is nearly complete; punch list items are being addressed.

North 4th Street and Oak Street (Broad Street to 2nd Avenue)

This is the 2011 CDBG (Community Development Block Grant) reconstruction project. Bids for construction were received by Tarrant County Aug. 29. The project should begin this fall.

Heritage Parkway (Mitchell Road to Matlock Road)

MEDC contracted for the design of this project in December 2008. It involves construction of a four-

lane, divided roadway completing the link from US 287 to SH 360, including bridges over the UP railroad line. Final roadway and bridge design is underway. Right-of-way and easement negotiations are underway. Construction is expected to begin early 2013.

Cannon Drive North

This project will connect existing Cannon Drive along the west boundary of the cemetery to East Broad Street at the new traffic signal. The new section will be a collector width concrete street with curb and gutter and storm drain system. Construction plans will be provided by the adjacent land owner and construction funds will be from the Tax Increment Reinvestment Zone. Final plans are being completed for a late summer bid date. Construction is expected to begin this fall.

Seeton Road

This project will eliminate the Seeton Road railroad crossing. Seeton will follow the north side of the railroad and tee into Holland Road north of the tracks. The scope includes drainage ditches and structures and an asphalt roadway surface. The majority of construction funding will be reimbursed through a TxDOT program. Final design is under way. Construction is expected to begin this fall.

TxDOT Projects

US 287 Frontage Roads and Texas U-Turns (Broad Street to Walnut Creek Drive)

This project involves completing the northbound and southbound frontage roads of US 287 from Broad Street to Walnut Creek Drive. It also includes Texas U-Turn bridges on both sides of Walnut Creek Drive and the north side of Broad Street. The project, including enhancements and landscaping, is expected to be completed by the end of September.

FM 1187

(Bus 287 to Newt Patterson Road)

The eastbound lanes have been completed. However, the state is in the process of redesigning portions of the road west of Cardinal Road to resolve grade and drainage problems. This project was scheduled for completion by summer 2013, but the redesign/reconstruction effort will result in a renegotiation of the construction contract and delay completion.

Public meeting schedule

City Council

7 p.m. the second and fourth
Mondays of each month,
Mansfield City Hall, 1200 E. Broad St.

Planning & Zoning Commission

6:30 p.m. the first and third
Mondays of each month,
Mansfield City Hall, 1200 E. Broad St.

Mansfield Economic Development Corporation (MEDC)

6 p.m. the first Tuesday of each month
Mansfield City Hall, 1200 E. Broad St.

Mansfield Park Facilities Development Corporation (MPFDC)

7 p.m. the third Thursday of each month,
Mansfield City Hall, 1200 E. Broad St.

Library Advisory Board

6 p.m. the second Wednesday of each month,
Mansfield Public Library
Community Room, 104 S. Wisteria St.

Zoning Board of Adjustment

6 p.m. the first Wednesday of each month,
Mansfield City Hall, 1200 E. Broad St.

Keep Mansfield Beautiful Commission

5:30 p.m. the third Monday of each month,
Mansfield City Hall, 1200 E. Broad St.

Important numbers

City Hall	817-276-4200
Animal Control	817-477-2038
Library	817-473-4391
MAC	817-453-5420
Public Safety Building	817-276-4700
Municipal Court	817-276-4716
Law Enforcement Center	817-473-8676
Parks Operations	817-473-1943
Tarrant County Tax Office	817-884-1100
Seniors	817-453-5420 ext. 2227
Utility Operations (after 5 p.m.)	817-473-8411

Mansfield City Council

The Mansfield City Council meets at 7 p.m. on the second and fourth Mondays of each month at Mansfield City Hall located at 1200 E. Broad St.



David L. Cook, Mayor
1200 E. Broad St.
Mansfield, Texas 76063
(817) 276-4204
david.cook@mansfield-tx.gov



Brent Newsom, Place 2
1200 E. Broad St.
Mansfield, Texas 76063
(817) 276-4204
brent.newsom@mansfield-tx.gov



Stephen Lindsey, Place 3
1200 E. Broad St.
Mansfield, Texas 76063
(682) 478-8693
stephen.lindsey@mansfield-tx.gov



Darryl Haynes, Place 4
1200 E. Broad St.
Mansfield, Texas 76063
(817) 891-1170
darryl.haynes@mansfield-tx.gov



Cory Hoffman, Place 5
1200 E. Broad St.
Mansfield, Texas 76063
(817) 276-4204
cory.hoffman@mansfield-tx.gov



Wendy Burgess, Place 6
1200 E. Broad St.
Mansfield, Texas 76063
(817) 602-3012
wendy.burgess@mansfield-tx.gov



Larry Broseh, Place 7
Mayor Pro Tem
1200 E. Broad St.
Mansfield, Texas 76063
(817) 477-2509
larry.brosheh@mansfield-tx.gov

Fall 2012 Calendar of Events

SEPTEMBER	3	Labor Day - All city offices and facilities closed		
	4	MEDC	6 p.m.	City Hall
	4	Planning & Zoning Commission	6:30 p.m.	City Hall
	6	Zoning Board of Adjustment	6 p.m.	City Hall
	10	City Council	7 p.m.	City Hall
	12	Library Advisory Board	6 p.m.	Library Community Room
	17	Keep Mansfield Beautiful Commission	5:30 p.m.	City Hall
	17	Planning & Zoning Commission	6:30 p.m.	City Hall
	20	Irrigation Control Class	6 - 8 p.m.	Bud Ervin Water Treatment Plant
	20	MPFDC	7 p.m.	City Hall
	22	Aptalis CF Cycle for Life	9 a.m.	Walnut Creek Country Club
	24	City Council	7 p.m.	City Hall
	29	Bike Safety Day	10 a.m. - 2 p.m.	City Hall
OCTOBER	1	Planning & Zoning Commission	6:30 p.m.	City Hall
	2	National Night Out	6 - 9 p.m.	Local neighborhoods
	2	MEDC	6 p.m.	City Hall
	3	Zoning Board of Adjustment	6 p.m.	City Hall
	4	Smartscape Class	7 - 9 p.m.	MAC
	6	Creeside Cleanup & Cookout	9 a.m. - noon	Katherine Rose Memorial Park
	6	Fire Department Open House	10 a.m. - 2 p.m.	Station No. 3
	8	City Council	7 p.m.	City Hall
	10	Library Advisory Board	6 p.m.	Library Community Room
	11	Smartscape Class	7 - 9 p.m.	MAC
	12	Seniors Health & Wellness Expo	9 - 11 a.m.	MAC
	12	Wurst Fest	5 - 10 p.m.	Historic Downtown Mansfield
	13	Beautification Day	7 - 11 a.m.	2nd Avenue at Burl Ray Road
	13	Historic Mansfield Music & Arts Festival	11 a.m. - 11 p.m.	Historic Downtown Mansfield
	14	Historic Mansfield Music & Arts Festival	11 a.m. - 6 p.m.	Historic Downtown Mansfield
	15	Planning & Zoning Commission	6:30 p.m.	City Hall
	15	Keep Mansfield Beautiful Commission	5:30 p.m.	City Hall
	18	Smartscape Class	7 p.m. - 9 p.m.	MAC
	18	MPFDC	7 p.m.	City Hall
	19	Mansfield Writes	7 - 9 p.m.	Library
	20	Night at the Movies	Dusk	Town Park
	22	City Council	7 p.m.	City Hall
	25	Smartscape Class	7 - 9 p.m.	MAC
	26	MAC Halloween Carnival	6 - 8 p.m.	MAC
	27	Fall Festival	5 - 9 p.m.	Vernon Newsom Stadium
NOVEMBER	5	Planning & Zoning Commission	6 p.m.	City Hall
	6	MEDC	6 p.m.	City Hall
	7	Zoning Board of Adjustment	6 p.m.	City Hall
	12	City Council	7 p.m.	City Hall
	14	Library Advisory Board	6 p.m.	Library Community Room
	15	MPFDC	7 p.m.	City Hall
	19	Planning & Zoning Commission	6 p.m.	City Hall
	19	Keep Mansfield Beautiful Commission	5:30 p.m.	City Hall
	22-23	Thanksgiving - All city offices and facilities closed		
	26	City Council	7 p.m.	City Hall